

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Planning Department**

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274  
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



### **Development Review Committee Meeting** **November 24, 2003**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Dan Hickey-Fire Services, Michael Springstead-Springstead Engineering, Keith Hunter-Environmental Health, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Mr. Helms moved to approve the minutes of the November 17, 2003 meeting.  
Mrs. Keenum seconded the motion and the motion carried.

#### **Old Business**

##### ***Villages Financial Center – Final Plat Review***

Mr. Helms moved to table this project until the December 1, 2003 DRC meeting upon the applicant's request. Mrs. Keenum seconded the motion and the motion carried.

#### **New Business**

##### ***VOS: Unit 95 – Major Development – Engineering Plan Review***

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 179-unit subdivision. Engineering comments were discussed regarding the following: potable water flow analysis, storm drain material, reference of standard construction detail manual of the most updated version, show fire hydrant station, add no outlet signs and supply copies of all regulatory agency permits.

Mr. Springstead moved for engineering plan approval, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

##### ***VOS: Poinciana Postal and Neighborhood Recreation Center - Major Development - Engineering Review***

Richard Busche, Kimley-Horne and Associates, Inc., was present and requesting engineering plan approval to construct postal and pool buildings. Engineering comments were discussed regarding the following: pedestrian cross walk striping and copies of SWFWMD permits.

Mr. Springstead moved for engineering approval, subject to revised plans being submitted that address all comments. Mr. Helms seconded the motion and the motion carried.

***VOS: Hickory Grove Villas - Major Development - Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering plan approval to develop a 75-unit subdivision. Engineering comments were discussed regarding the following: references to the construction detail manual, show emergency access grades on Lakewood Drive and supply copies of all regulatory agency permits.

Mr. Helms moved for engineering plan approval, subject to revised plans being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

***VOS: Sullivan Villas - Major Development - Preliminary Review***

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary plan approval to develop a 62-unit subdivision. Staff comments were discussed regarding the following: the need for a drainage easement on lot 13 (it was decided there was no need), provide emergency access details, remove Watson Terrace and add legend and interior walls to the engineering plans.

Mrs. Keenum moved for preliminary plan approval, subject to revised plans being submitted addressing all comments. Mrs. Howard seconded the motion and the motion carried.

***VOS: St. Charles Place/Phase I - Major Development – Preliminary and Engineering Review***

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to develop 1.40 miles of major local roadway. Staff comments were discussed regarding the following: end of pavement and temporary cul-de-sacs, turn radiuses at intersections and location of design speed limit signs. Engineering comments were discussed regarding the following: reference latest version of detail manual, vertical curves, add sidewalk crossing detail, add valves, location of fire hydrants and supply copies of all regulatory agency permits.

Mr. Helms moved for preliminary and engineering plan approval, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Laurel Manor Recreation Center and Office Park – Major Development – Preliminary Review***

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary approval to construct a recreation center and office park. Staff comments were discussed regarding the following: impact fees, show entire project area on the plans, water tower setbacks, relocate and add fire hydrants, proposed use of the office buildings, two-story

building separation requirements, square footage details needed on as-builts, ADA requirements, required documentation if lots are sold, utility easement width, flood zones, add acreage to site plan, relocate cart path out of the right-of-way, number office buildings consecutively, add height and additional details regarding the buildings to the plans, identify trees of concern, add exterior lighting details to revised plans, change right-of-way setback on Buena Vista Blvd. to 35', add building setbacks, label parking aisle widths, identify legal description POB and correct errors, add proposed signage information, add dumpster pad enclosure details to engineering plans and add note on site plan regarding 35' maximum height allowance without sprinkler system requirement. Engineering comments were discussed regarding the following: reference construction detail manual, show improved areas from the handicapped parking area to the buildings, dumpster access and show cart paths and designated road access. Setbacks and building separation requirements were discussed at length. The office building designs will be based on the approved site plan.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

***VOS: Unit 92 – Major Development – Engineering Review***

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting engineering approval to develop a 237-unit subdivision. Engineering comments were discussed regarding the following: construction details, no outlet signs, 20' utility easement between lots 59 and 60, FDOT green book vertical curve requirements, erosion control plan, fire hydrant distances and supply copies of all regulatory agency permits.

Mr. Springstead moved for engineering approval, subject to revised plans being submitted addressing all comments. Mr. Helms seconded the motion and the motion carried.

**Q&A Public Forum**

None

The next meeting is scheduled for December 1, 2003.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried.

The meeting adjourned at 2:55 P.M.